

वगळलेल्या भागाची विकास योजना - उमरेड
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे
कलम-३१(१) अन्वये मंजूर करणेबाबत.

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय क्रमांक:-टिपीएस-२४९८/२८७/प्र.क्र.२५/९८/नवि-९

मंत्रालय, मुंबई-४०००३२

दिनांक:-१९ जुलै, २००५

शासन निर्णय:- सोबतची अधिसूचना महाराष्ट्र शासनाच्या नागपूर विभाग असाधारण राजपत्रात प्रसिध्द करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,



(मनोहर भार्गव)

कार्यासन अधिकारी

प्रति,

विभागीय आयुक्त, नागपूर विभाग, नागपूर.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे

उपसंचालक नगर रचना, नागपूर विभाग, नागपूर.

(यांना विनंती की, सोबतच्या निर्णयाच्या अनुषंगाने अधिप्रमाणित करावयाच्या

नकाशाच्या आवश्यक प्रती ८ दिवसांत शासनास सत्वर सादर कराव्यात)

जिल्हाधिकारी, जिल्हा-नागपूर

सहायक संचालक नगर रचना, नागपूर शाखा, नागपूर.

मुख्याधिकारी, उमरेड नगरपरिषद, उमरेड, जि. नागपूर.

व्यवस्थापक, शासकीय मुद्रणालय, नागपूर विभाग, नागपूर.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या नाशिक विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, नागपूर विभाग, नागपूर यांना पाठवाव्यात)

१. क्रक्ष अधिकारी (नवि-३) नगर विकास विभाग, मंत्रालय, मुंबई त्यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनस्ती (कार्यासन नवि-९)

NOTIFICATION

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai 400 032.

Dated 19th July, 2005.

**The Maharashtra
Regional & Town
Planning Act,
1966.**

No.TPS 2498/287/CR-25/98/UD-9: Whereas in accordance with sub-section (1) of Section 31 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") the Government has sanctioned part of the draft Development Plan of Umred excluding certain part shown bounded in **Orange** colour on the plan vide Urban Development Department's Notification No. TPS 2498/287/CR-(25)/98/UD-9 dated 8th July, 2003 published in Maharashtra Government Gazette, Part-I, Nagpur Division Supplement 1-A dated 21st July, 2003;

And whereas, the Government has declared its intention to make substantial modifications to the excluded part of draft Development Plan of Umred (hereinafter referred to as "the said Excluded Part" of Umred) and has accordingly published these modifications alongwith a plan separately vide Urban Development Department's No.TPS 2498/287/CR-25/98(A)/UD-9 dated 8th July, 2003 published in Maharashtra Government Gazette, Part-IA, Nagpur Division Supplement dated the 21st July, 2003 to invite suggestions/objections from the public upon these modifications;

And whereas, vide Government in Urban Development Department's Notification No.TPS-2498/287/CR-25/98(A)/UD-9 dated 8th July, 2003 had appointed the Deputy Director of Town Planning, Nagpur Division, Nagpur to be an '**Officer**' (hereinafter referred to as "the said Officer") to receive objections and/or suggestions, and to give hearing to any such person or persons in respect of such suggestions and objections received by him within the stipulated time limit and to submit his report thereon to the State Government as provided in sub-Section (2) of Section 31 of the said Act;

And whereas, the said Officer, after giving due hearing to the concerned persons has submitted his report to Government on 12th February, 2004;

And whereas, the Government has taken into consideration such suggestions and/or objections and the report of the said Officer as provided in Section 31 of the said Act;

And whereas, after examining the report of the said officer and consulting the Director of Town Planning, Maharashtra State, Pune; Government has decided to accord sanction to the

said Excluded Part with certain modifications;

Now, therefore, in exercise of the powers conferred by sub-Section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government hereby :-

- (a) sanctions the Draft Development Plan of the said Excluded Parts of the said Development Plan with changes as shown in Orange verge as specified in the Schedule annexed hereto which shall be the final Development Plan of the said Excluded Parts of the said Development Plan for Umred;
- (b) fixes the 5/9/2005 to be the date on which final Development Plan of the excluded parts of the said Development Plan shall come into force;
- (c) extends the period under sub-Section (1) of Section 31 of the said Act for according sanction to the final Development Plan of the said Excluded Parts of the said Development Plan upto & inclusive of 19/7/2005.

Note :

A) The aforesaid final Development Plan of the said Excluded Part of the said Development Plan sanctioned by the State Government shall be kept open for inspection by the public during working on all working days for a period of one month in the office of-

- (1) The Chief Officer, Umred , Municipal Council (Dist. Nagpur).
- (2) The Assistant Director of Town Planning, Nagpur Branch, Nagpur.

B) This notification is also available on Govt. web site at www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra.


(Manohar Bhargava)
Section Officer.

ACCOMPANIMENT OF GOVERNMENT NOTIFICATION No.TPS-2498/287/CR-25/98/UD-9 dated 19/7/2005.

SCHEDULE OF MODIFICATIONS

Sr No	Excluded portion No.	Site No./ Survey No.	Proposed Reservation / Location of land use as submitted u/s 30 of M.R. & T.P. Act 1966 by M.C. Umred	Modification of substantial nature as proposed by Govt. u/s 31(1) of M.R. & T.P. Act 1966	Details of E.P. sanctioned by Govt...u/s.31(1)
1	2	3	4	5	6
1	EP-1	Site No.31 Mouza Umred S.No.543	M.C.purpose	Site No.31, "Municipal Purpose" is to be redesignated partly towards eastern portion as "Fire Brigade Station" as Site No.31 A(area 0.15 Ha) and remaining western portion is to be redesignated as "Shopping Centre" as Site No.31B(area 0.27 Ha) as shown on plan.	Sanctioned as proposed.
2	EP-2	Site No.42 Mouza Belgaon S.No.8,	Housing for dishoused	Eastern portion comprising area of @ 70m width from site No.42(Housing For Dishoused)is to be deleted & land so released is included in Residential Zone as decided by the Planning Authority under Section 28(4). as shown on plan.	Sanctioned as proposed.
3	EP-3	Site No.57,58 Mouza Parsodi (All Part) S.No.26,27, 28,230,	Play ground -- 58 High school -- 57	Northern portion(155m)from land reserved for "Play Ground" Site No. 58 is to be deleted and land so released is to be included in Residential Zone, remaining area of Site No.58 & site no.57"High School" are to be rearranged as shown on plan.	Sanctioned as proposed.
4	EP-4	Site No.54 Mouza Parsodi S.No.221,	Maternity home	Site No. 54 (Maternity Home)is to be relocated in the same land (S.No.221 of Village Parsodi)as decided by planning Authority under Section 28(4)and land so released from original site is to be included in Residential Zone as shown on plan	Sanctioned as proposed.

5	EP-5	--	Road	A New 12 m wide North-South road is to be proposed from East side of site No.54 & 55 upto Southern end point of relocated Site No.54 "Maternity Home" as shown on plan.	Sanctioned as proposed.
6	EP-6	Mouza Belgaon S.No.24,21, 23 & Mouza Umred Sur, No.48 7, 488	Public, semi public zone	The boundaries of existing Municipal High School located in S.No.487,488 of village Umred and S.No.23/2,24 of Village Belgaon is to be corrected as decided by the Planning Authority under Section 28(4).	Sanctioned as proposed.
7	EP-7	Site No.85 A Mouza Umred S.No.32,33, 406, 407, 408, 409	Vegetable market	While submitting the Development Plan, the Planning Authority has reserved a land comprising by 3m. Wide East-West strip from the Site No.85 for "Vegetable Market" as Site No.85 A. The Width of above strip is to be kept as 4.50m. and is to be reserved for Site No.85 A, "Vegetable Market". The Appropriate Authority for the remaining Site No.85, "Children Park" is changed to "Owner/Private Institute".	Sanctioned as proposed.
8	EP-8	Site No.43 Mouza Belgaon S.N.9,10 (Part)	Housing for Dishoused	Eastern portion comprising area of @ 70m. width from Site No.43 (Housing for Dishoused) is to be deleted and land so released is to be included in Residential Zone as decided by the Planning Authority Under Section 28(4) as shown on plan	Sanctioned as proposed.
9	EP-9	--	Road	Existing road from Girad Naka to Khalpeth Chowk is to be shown on the Development Plan as decided by the Planning Authority under Section 28(4).	Sanctioned as proposed.
10	EP-10	--	Road	While submitting the Development Plan, the Planning Authority has reduced the width of road from 12 m to 9 m. at North of Hirwa Talao and also changed the alignment at the South-East corner of Site No.75. The same is accepted with some modification as mentioned below :- 1) The width of road at North-West corner of Hirwa Talao is to be reduced to 9m., Only upto site No.80 and width of remaining road is reinstated as 12m. as shown on plan. 2) The width of road at South side of Hirwa Talao & East of Site No.75 to 77 and onwards, is increased from 9m. to 12m. as shown on plan.	Sanctioned as proposed.

11	EP-11	--	Coal Mines	The alignment of existing road going for Nagpur passing through W.C.L. area is to be changed to as it actually exists on site, as decided by the Planning Authority under Section 28(4)	Sanctioned as proposed.
12	EP-12	--	18.0 m Road	The alignment of 18m wide existing road going for Aptur(Gaosoot) is to be shown as it actually exists on site, as decided by the planning Authority under Section 28(4).	Sanctioned as proposed.
13	EP-13	Site No.72 & Site No.71 Mouza Umred S.No.77 64,85,17	Site No.72, Primary School Site No.71, Shopping Centre	Site No.71, "Shopping Centre" and site No.72, "Primary School" are to be deleted and lands so released are to be included in Public & Semi Public Zone as shown on plan.	Site No.71, Shopping Centre & Site No.72, Primary School are reinstated as per plan published under Section 26.
14	EP-14	Mouza Umred S.No.306, 387,388,389, 390,347,395, 394,393,392	Industrial Zone	The land situated adjoining to Umred Railway Station and towards South of existing Stadium is to be deleted from industrial Zone and included in Residential Zone as shown on plan	Sanctioned as proposed subject to the condition that while sanctioning the layout, 10% public amenity space should be reserved in addition to 10% open space.
15	EP-15	Site.No.53 Mouza Belgaon S.No.72	Primary School	Site No.53, "Primary School" is to be deleted and area so released is to be shown as "Existing Open Space".	Sanctioned as proposed.
16	EP-16	Mouza Umred S.No. 492 to 494 (Parts)	Road	A new 15m wide Development Plan Road is to be proposed along South West boundary of Site No.28(Garden), joining existing 15m road and proposed 12m wide road as shown on the plan. Total width of proposed 15.0 m wide road is to be carved out from site No.28.	Sanctioned as proposed.
17	EP-17	--	Coal Mines	A strip of land sandwiched between Site No.1 (Cremation Ground) and the changed alignment of Umred-Nagpur road as under EP-11 is to be included in Site No.1 (Cremation Ground) as shown on plan.	Sanctioned as proposed.
				Proposed Modifications to Development Control Rules	

18	EP-18	-	-	<p>Regulation No.21 of the Development Control Rules, as published under Section 26 is to be replaced by new Regulation No.21 as decided by the Planning Authority under Section 28(4), as given below :-</p> <p>21. Parking Spaces:-</p> <p>21.1- Each off Street parking space provided for motor vehicles shall not be less than 20 sq.m., area and for scooters and cycles, the parking spaces provided shall not be less than 3 sq.m. and 1.4 sq.m.</p> <p>21.2- For building of different occupancies , off-street parking space for vehicles shall be provided as stipulated below:-</p> <p>(a) Motor vehicles :- Space shall be provided as specified in Table 3 for parking.</p> <p>(b) Other types of vehicles :- For non residential and non assemble occupancies in addition to the parking area provided under Bye-law No.21.2(a) above, 100 percent additional parking space shall be provided for parking other types of vehicles. Of this, a minimum of 60 percent shall be set apart exclusively for cycles.</p>	Sanctioned as proposed.
<p style="text-align: center;">Table 3 Off-street Parking Spaces</p>					
<p>Sr. No.</p>		<p>Occupancy</p>		<p>One parking space for every</p>	
<p>1</p>		<p>Residential :- (i) Multi-family residential (ii) Lodging establishments, tourist homes & hotels with lodging accommodation</p>		<p>(a) 2 tenements having carpet areas 101-200 sq.m. (b) 1 tenement exceeding 201 sq.m carpet area, 6 guest rooms.</p>	

2	Educational *	100sq.m.carpet area or fraction thereof the administrative office area and public service areas.	
3	Institutional (Medical)	20 beds. Besides the above, one ambulance parking space admeasuring 10m.x4m shall be provided for hospitals having bed strength of 100 or above.	
4	Assembly	40 seats	
5	Government or Semi public or Private business	100 sq.m.carpet area or fraction thereof.	
6	Mercantile	100 sq.m. carpet area or fraction thereof	
7	Industrial **	200 sq.m.carpet area or fraction thereof	
8	Storage	300 sq.m.or part thereof.	
<p>* In the case of Auditorium of Educational building ,parking space shall be provided as per Sr.No.4</p> <p>** For plots upto 100 sq.mt. in the case of shops ,parking spaces need not be insisted on</p> <p>21.3- Off-Street parking space shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusively of the parking space stipulated in these rules.</p> <p>21.4- If the total parking space required by these rules is provided by a group of property owners for their mutual benefits such use of this space may be constructed as meeting the off-street parking requirements under these rules, subject to the approval of the Authority.</p>			

21.5- In addition to the parking spaces provided, for building of mercantile (commercial) industrial and storage, at the rate of one such space of 3.5m.x 7.5 m. for loading and unloading activities of each 1000 sq.m. floor area or fraction thereof may be provided.

21.6 - Parking lock-up garages shall be included in the calculation for floor space for F.A.R. calculations unless they are provided in the basement of a building or under a building constructed on stilts with no external wall.

21.7- The parking space in cinemas, theatres, place of public assembly shall be provided as under -

Sr. No	Type of Vehicles	No. of Vehicles for which parking space shall be provided.
1	Cars	2.5
2	Scooters, motor cycles, two wheelers	10% of the seating capacity
3	Cycles	25%

• See Sr.No.4 of Table 3.

21.8- The space to be left out for parking as given in Bye-law No.21.1 to 21.7 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Bye-law No.20.2 to 20.7 excepting that 50 percent of the Open Spaces required under Bye-law No.20.2 to 20.7 around building may be allowed to be utilized for parking, loading or unloading spaces, provided that minimum distance of 3.6 m. around side & rear and 6m. at front shall be kept free of any parking, loading/unloading spaces.

21.9- Parking spaces shall be paved and clearly marked for different types of vehicles.

21.10- In the case of parking spaces provided in basements, at least 2 ramps of adequate width and slope (See Bye-law No.23) shall be provided located preferably at opposite ends.

19	EP-19	--	--	<p>Following new entry shall be added in Sr.No.10 of Appendix G-6 Gas Godown shall be permitted in No Development Zone subject to the following conditions :-</p> <p>(i) Plot area shall be minimum 2000 sq.m.</p> <p>(ii) FSI permissible shall be 0.2</p> <p>(iii) Construction on only ground floor shall be permitted.</p> <p>(iv) No Objection Certificate from Chief Fire Brigade Officer and Controller of Explosives shall be obtained.</p> <p>(v) Condition imposed by the Chief Officer shall be followed.</p> <p>(vi) Consent from Deputy Director of Town Planning shall be obtained before permitting such use within Municipal Council areas.</p>	Sanctioned as proposed.
20	EP-20	--	--	<p>Following new entry is to be added at the end of list given in Regulation No.20.1 (Land Use Classification):-</p> <p>(f) :- " Green Belt "</p>	Sanctioned as proposed.
21	EP-21	--	--	<p>Following new Regulation is to be added after Appendix G -7 :-</p> <p>G-8 :- Green Belt</p> <p>(i) Agricultural.</p> <p>(ii) Tree plantation</p> <p>(iii) Forestry</p> <p>(iv) Nurseries</p> <p>(v) No construction of any sort is allowed</p>	Sanctioned as proposed.

22	EP- 22	--	--	<p>Regulations regarding the development of sites reserved in the Development Plan through accommodating reservations is to be included as Appendix – M</p> <p style="text-align: center;">Appendix – M Part IV <u>General Planning Requirement</u></p> <p><u>LAND USES AND THE MANNER OF DEVELOPMENT: -</u></p> <p>The uses of land situated within the Municipal limits of Umred, which have been allocated, designated or reserved for certain purposes in the Development Plan shall be regulated in regards to type and manner of development according to Table hereunder ,</p>	Sanctioned as proposed.															
			<p style="text-align: center;">TABLE</p> <table><tr><th>Sr. No.</th><th>Use(Allocation, designation or reservation)</th><th>Person/Authority who may develop</th><th>Condition subject to which development is permissible</th></tr><tr><td>1</td><td>Residential (R)</td><td></td><td></td></tr><tr><td></td><td>a) Residential (R-1) Residential with shop line (R-2)</td><td>Owner Owner</td><td>--</td></tr><tr><td></td><td>b) Government Quarters</td><td>Government Department</td><td></td></tr></table>	Sr. No.	Use(Allocation, designation or reservation)	Person/Authority who may develop	Condition subject to which development is permissible	1	Residential (R)				a) Residential (R-1) Residential with shop line (R-2)	Owner Owner	--		b) Government Quarters	Government Department		
Sr. No.	Use(Allocation, designation or reservation)	Person/Authority who may develop	Condition subject to which development is permissible																	
1	Residential (R)																			
	a) Residential (R-1) Residential with shop line (R-2)	Owner Owner	--																	
	b) Government Quarters	Government Department																		

	c) Housing for Dishoused	Municipal Council /Owner	Municipal Council may develop the land after acquiring it in accordance with law. <u>OR</u> The owner may be allowed to develop the land subject to condition that 10% of the developed plots shall be handed over to Municipal Council free of cost for allotment of persons affected by implementation of the Development Plan. The land owner should carve out atleast 50% plots of minimum permissible size.
II	Commercial (c)		

a) Commercial Owner

	b) Shopping Centre	Municipal Council or Municipal Council Officer	Municipal Council may develop the land after acquiring it in accordance with law. <u>OR</u> The owner may be allowed to develop the shopping Centre on his agreeing to give atleast 10% shops to the Municipal Council for the purpose of rehabilitation of shopkeepers displaced from sites reserved for public purposes or amenities in the Development Plan, on payment of cost of construction plus 15% of the cost of construction. Also Municipal Council will have option with the consent of owner to take these shops free of cost by allowing equal additional F.S.I. to landowner on the same plot.
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c) Vegetable Market

Municipal Council

III	Industrial (I)	Owner	---
IV	Transportation a) Proposed Roads	Municipal Council	---
IV	Transportation b) Parking	Municipal Council / Owner	Municipal Council may develop the land after acquiring it in accordance with law. <u>OR</u> The owner may be allowed to develop the site as per the design and specifications approved by Divisional Deputy Director of Town Planning and the owner will be entitled to use full F.S.I. on this plot as per adjacent zoning

V **Public-Semi public**

a) Dispensary
and
Maternity
Home

Municipal
Council / Owner

Municipal Council
may develop the
land after
acquiring it in
accordance with
law.

OR

The owner may be
allowed to develop
subject to
condition that he
should hand over
10% built up area
for dispensary and
10% built up area
for maternity home
(if site is reserved
for both uses then
20% built up area)

to Municipal

Council free of

cost, as per

designs approved

by Divisional

Deputy Director of

Town Planning. In

such

circumstances, the

owner will be

entitled to utilise

full F.S.I. Under

the reservation

site as per zoning

of adjacent land

excluding areas of

amenities.

	c) Technical School	Public Authority / Owner	Public Authority may develop the land after acquiring it in accordance with the law. <u>OR</u> The owner may be allowed to develop the land for the specific facility and operate it himself or entrust its operation to a registered institution or trust. <u>OR</u> Municipal Council may acquire the land for specific registered institution and rent it out for development and operation of specific facility.
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	b) Hospital	Municipal Council /Owner/ Government Agency	Municipal Council /Government Agency may develop the land after acquiring it in accordance with the law <u>OR</u> The owner may be allowed to develop the site as per criteria decided by Deputy Director of Town Planning.
	c) Government offices	Government Department	-----
VI	Educational		

- a) Primary School
- b) High School
- Municipal Council may develop the land after acquiring it in accordance with the law.
OR
The owner may be allowed to develop the land for the specific facility and operate it himself or entrust its operation to a registered institution or trust.

	7) Library	Municipal Council / Owner	<p>Municipal Council may develop the land after acquiring it in accordance with the law.</p> <p><u>OR</u></p> <p>The owner may be allowed to develop the reservation subject to his handing over to Municipal Council, free of cost 10% of built up area on ground floor and / or first floor for library as decided by Deputy Director of Town Planning .</p> <p>In such circumstances, owner will be entitled to utilise full F.S.I. of the reserved sites as per zoning of the adjacent land excluding area built over for library.</p>
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1) Town Hall/Centre	Municipal Council / Public Authority	Municipal Council / Public Authority may develop the land after acquiring it in accordance with the law.
2) Recreation Ground		
3) Play Ground		
4) Garden		
5) Park		
6) Sports Complex		<p><u>OR</u></p> <p>Municipal Council may entrust the development and maintenance of the facility to a suitable agency on terms to be decided by it in consultation with Deputy Director of Town Planning.</p>

23	EP-23	---	--	Following new entry as Sr.No.14 is to be added at the end of list in Appendix G - 1 as decided by Planning Authority under Section 28(4):- (14) Flour mill upto 7.5 KW in individual premises subject to no objection from neighbour resident.	Sanctioned as proposed.
24	EP-24	Site No.60 Mouza Parsodi S.No.36,3 7,39	Compost Depot	As decided by Planning Authority under Section 28(4), 1.2 Ha. area out of site No.60 (Compost Depot) adjacent to Umred - Chandrapur State Highway is deleted and included in No.Development Zone.	Sanctioned as proposed.
25	EP-25	---	Road	The width of road connecting diversion road to Vijay Naka is reduced from 18mt to 15mt.	Sanctioned as proposed.

Manohar Bhargave

(Manohar Bhargave)
Section Officer